

FALLBROOK COMMUNITY PLANNING GROUP

Regular Meeting

Monday, August 18, 2008, 7:00 PM, Live Oak School, 1978 Reche Road, Fallbrook

MINUTES

RECEIVED

SEP 08 2008

San Diego County

DEPT. OF PLANNING & LAND USE

m/d-sept 9

Meeting called to order at 7:00 PM by Vice Chair Chuck Sanacore, who led the assembly in the Pledge of Allegiance. 10 members were present, Bill Bopf, Jim Bowen, Anne Burdick, Tom Harrington, Carolyn Major, Ron Miller, Jim Oenning, Ike Perez, Mary Jane Pfeil and Chuck Sanacore. Harry Christiansen, John Crouch, Eileen Delaney and Jim Russell were excused. Paul Schaden was absent unexcused.

Announcements : None

1. Open Forum. Opportunity for members of the public to speak to the Planning Group on any subject matter within the Group's jurisdiction but not on today's agenda. Three minute limitation. Non-discussion and non-voting item. No speakers.

2. Approval of the minutes for the meeting of 21 July 2008. Voting item.

Mary Jane Pfeil moved to approve the minutes as presented. Approved by vote of 10 to 0.

3. Presentation by Stephanie Gaines, Department of Planning and Land Use 858-694-3493 to explain the new county requirements on Low Impact Development (LID) techniques for water runoff control. The new county LID handbook can be obtained at <http://www.sdcounty.ca.gov/dplu/docs/LID-Handbook.pdf>. Non-voting item

Stephanie started with a Power Point slide show concerning water runoff titled "Wastewater Planning & Low Impact Development" She covered the following areas:

Watershed Planning

What is a watershed?

A watershed is a contiguous area of land that drains into a common receiving body, such as a creek, a lake or a pond. This was illustrated by a pseudo three dimensional sketch showing trash sources and pathways to urban creeks, a map showing North County locales, another showing Region 9 watersheds (Fallbrook included) and asking what land uses are included in a watershed and how does each contribute to the watershed. Watersheds are defined by geography, not by community lines. Sketches illustrate the features of and differences between Pre vs. Post Urbanization as functions of the amount of impervious surface. In the past, conventional approaches have used engineering standards to develop a series of water traps.

Permit and Permit Requirements

2007 permit requirements emphasize Low Impact Development Projects identified as "Major SWMPs" must be tracked for monitoring and recording.

Low Impact Development

Effective March 24, 2008, projects must drain water from impervious surfaces to pervious surfaces and the pervious surfaces must be designed to receive the runoff. The use of permeable pavements where appropriate aids the LID objectives. LID attempts to decrease storm water runoff by treating at the source and mimicking natural hydrological runoff.

Purpose and Definition

LID is not smart growth, conservation design, new urbanization, green building or LEED. LID is a multifunctional customized approach to storm water management and environmental protection that can be implemented into any site design.

### The Handbook

Section 1 is the introduction. Section 2 contains site planning practices. The site designer must understand the site conditions, and select the appropriate stormwater quality controls. A number of example sketches are included. Section 3 contains a set of integrated management practices (IMPs), such as hydrologic design, permeable pavement design and design of other design features. There is a collection of sketches and photos pertinent to the above practices. The appendices include a glossary, a bibliography, some San Diego considerations and a fact sheet. Another set included here is a literary guide.

The end emphasis for us is that we should review each project to ensure that LID is being applied and to report violations when we see them. Contacts are listed. Jim Oenning commented that the handout Handbook is well written, but gave an example in Lake Rancho Viejo where use of these principles would have helped prevent a serious error. Mary Jane Pfeil commented about cistern designs.

4. Request from the County Traffic Advisory Committee and Mr. Don Loeschner (728-7470) to consider making the intersection of Olive Hill Road and Burma Road an all way stop or at least replace the existing Yield sign with a stop sign. **Circulation Committee**. Community input. Voting item. (6/9)

Don Loeschner reported that there have averaged 2 to 3 accidents a year at this location, all caused by speeding on Olive Hill Road and/or Burma Road. The traffic signs are not located at the proper locations. He thinks that installing three stop signs will correct this situation. Several neighbors supported his views. Tom Harrington reported that the Circulation Committee held meaningful discussion and moved that the request for new signage be denied until such time as a traffic study or report indicates a need to modify said signage.

Carolyn Major admitted the dangerous traffic situation exists. Tom Harrington repeated a need for a traffic study, and that the requested stop signs will not work. Mary Jane Pfeil pointed out that traffic into/out of Lakeridge Development is careless, not looking for traffic. The residents do not seem to care. During discussion, it was pointed out that FCPG does not have the technical expertise to recommend suitable action. Bill Bopf moved that TAC should investigate the situation and make a recommendation to Department of Public Works. Motion was approved with 9 positive votes, none opposed and Mary Jane Pfeil abstaining.

5. P00-006W1 (Shady Grove AKA The Crest) Request for a Major Use Permit modification to change the architectural plans for the single family residences located at the south east corner of Stage Coach and Gum Tree Lanes. Owner & applicant KB Homes Coastal, Inc. 951-691-5257. Contact person Eric Scheck 951-691-5257. The request is to introduce three additional home types to the six home types already approved. The three additional home types are smaller in total square footage, and single story, and will incorporate two new architectural themes (cottage and French Country). The three proposed floor plans will be 1,690, 1,997 and 2,275 SqFt. Of the 101 total lots, 40 homes (Lots 1 – 40) will be using the home types already approved. The remaining 61 homes, Lots 47-101, will be built using the proposed new home types. The applicant is also proposing three new model home sites on Lots 48 – 50. County planner Curt Gonzalez 858-694-3696. Continued at the 21 July FCPG meeting. **Design Review Committees**. Community input. Voting item. (6/11)

Eric Scheck spoke for KB Homes Coastal. He first spoke on this issue in March Of 2008, asking for comments but non-voting. The Design Review Committee had recommended continuance

in July at the time of the first application on this subject for architectural character differences with the much earlier built homes. KB's revisions since the July meeting responded to all the recommendations of the DR Committee, including the provision for deeper garages, and the option for buyers to choose a model with a three-car garage. KB also agreed to construct one of the models with a three-car garage.

Mr Scheck presented 17-page packets with elevation and plot plans for the proposed revisions to the Major Use Permit. Three plot designs are available for each of the three home sizes. All the new homes will be offered exclusively on the east portion of the project, on lots as originally approved. The homes will all have the same width, the same setback, and the same architectural features as the original portion of the development, so that uniformity of character is maintained. The earlier and larger homes will not be available in the eastern area. Architectural changes include more articulation on the roofs, more hip roofs and more stone veneer on the façade. All of the smaller homes will all be the same distance back from the streets, so back yards will be larger.

The Committee felt these revised features answered their concerns and questions, and provides compatibility of character with existing homes. The Committee approved the request for a Major Use Permit modification, with the request that one of the new models be built featuring the three-car garage option.

Jim Oenning said 20 foot wide garages are not compatible with present day autos; they should be 24 feet wide. Bill Bopf recommends that three car garages be mandatory. Carolyn Major objects to the garage doors facing the street. Jim Oenning, Bill Bopf and Tom Harrington insisted that this proposed modification of an MUP should have gone before the Land Use Committee, and cannot be approved prior to such a process, but Ike Perez explained that the size, location and number of lots remain the same, so land use is unchanged. He argued that the only modification before the Planning Group is the size and character of the homes. Anne Burdick moved to approve the request for a Major Use Permit Modification. That motion received 5 votes in favor, 4 opposed and 1 abstaining. There being no alternate motions offered, the FCPG has no position on the request from KB Homes at this time.

6. TM5553 Request to subdivide the 33.8 acres located in the north east corner of Winter Haven Road and Sunnycrest Lane into 25 lots for 23 single family homes. Owner & applicant HB McCormac and Douglas McCormac Trustees 310-779-7409. Contact person Mel Landy 753-5525 x 117. **Land Use and Circulation Committees.** County planner is Monica Bilodeau (858) 694-3085. Community input. Voting item. (6/27)

Ivan Fox, speaking for the project, handed out a revised site map basis requests from the Land Use and the Circulation Committees last week. Their request is for 23 homes, and one lot dedicated to a 1 acre+ runoff detention-retention basin. Water supply will be from FPUD, sewage will use individual septic systems. Grading will be such as to direct runoff to rock lined natural channels and enhance on-site hold-up using swales. Both committees had objected to the project entrance off Winter Haven Road, with very poor sight distance. Mr. Fox has now changed the entry to use Sunnycrest, then entering the private road one lot north of Winter Haven. He proposes to widen that section of Sunny Crest to 40 feet and improve the sight distance along Winter Haven significantly. The detention basin will discharge to a 36" pipe under Winter Haven at the intersection with Green Canyon. That pipe has had serious erosion at the entry to it, but the project cannot correct it.

Land Use Committee reported that they had continued action, needing more information on the slopes and compliance with the new NID runoff regulations. That has been answered to the Committee's satisfaction. Circulation Committee objections principally concerned the project entrance and the revision removes the objection. Larry Saunders for the United Methodist Church said the Church generally supports the project. Paul \_\_\_\_\_ said that Sunnycrest is already hazardous, and the 23 new homes will enhance that situation. Ivan Fox acknowledged that the line-of-sight is indeed poor. Carolyn Major objected to that amount of traffic on a private road. Tom Harrington said the current proposal is the best available at this time, and moved to approve the subdivision as now presented. Vote was 9 in favor, none opposed, and 1 (Carolyn Major) abstaining.

7. TPM21130 Request to subdivide the 9.76 acres located at 1109 N. Stage Coach Lane into three parcels for three dwelling units. The house on parcel 2 will remain. Owner & applicant Henry Buys. Contact person Hadley Johnson 728-1134. County planner Marisa Smith 858-694-2621. **Land Use Committee.** Community input. Voting item. (7/7)

Hadley Johnson presented the project. It is off Stage Coach Lane which is a roadway created for a major FPUD pipe and being a narrow cut through a steep hill. Hadley said the lane will be widened and paved as required by DPW. The larger lot will be accessed by an old grove road running through another lot, but that is the only practical route available. Ike Perez reported that Land Use had approved the project, and moved approval of the subdivision. His motion was approved unanimously.

8. TPM21131 Request to subdivide the 1.8 acres located at 707 Morro Road into four lots for four single family dwelling units. Owner & applicant Stiles Family 2002 Trust 728-7796. Contact person Hadley Johnson 728-1134. County planner Katie Hughes 858-495-5845. **Land Use Committee.** Community input. Voting item. (7/15)

This is a typical infill project. The site now contains one house, to be retained, and a shed on another lot, to be converted to a home. The site is on the sewage system. The lots are significantly larger than most of those neighboring along Morro Road. Land Use had recommended approval unanimously. Ike Perez moved to approve the subdivision as presented. His motion was approved 10 to 0.

9. Request for a parking prohibition along both sides of the to be constructed Knottwood Way bridge that will make the connection between the two existing dead end cul-de-sacs. Applicant Fuscoe Engineering 858-554-1500. Contact person Joshua Lahmann 858-554-1500 X246 [jlahmann@fuscoe.com](mailto:jlahmann@fuscoe.com). **Circulation Committee.** Community input. Voting item. (7/16)

Eric Armstrong represented the designer of the bridge, working for the County of San Diego. This linkage had been sought by NCFPD to improve response time to several subdivisions. The connecting roadways have paving wider than proposed for the bridge so a no-parking restriction of less than 800 feet will be placed, including the bridge itself. The bridge will be 72 feet long and 40 feet wide, with driving lanes of 30 feet, 3 feet on the south side and 7 feet including a walkway along the north side. The connecting roadways will be 32 feet wide. Tom Harrington reported that the Circulation Committee had approved the request and moved that the FCPG approve the request for a parking prohibition. Motion approved unanimously.

10. Request for a "No Parking Zone" along Winterhaven from Buena Rosa to Clearcrest during the school year to combat litter. The request is from Tom Curtis 728-2945. **Circulation Committee.** Community input. Voting item. (7/30)

Mr. Curtis was not at this meeting. Tom Harrington reported that the proposal had been discussed at the Circulation Meeting. The Committee felt that regulation of parking is an inappropriate solution for a litter problem. The Committee voted to deny the requested No Parking zone, and recommended that Mr. Curtis meet with the new High School Superintendent, the High School Principal and the current High School Board to discuss the problem and cooperative solutions. Tom Harrington moved that the FCPG deny the no parking request; motion being approved unanimously.

11. Request for a Waiver of B Community Design Review Special Area Regulation for the establishment of a Thai Restaurant and design for the parking lot. Proposed site is an existing commercial building at 1506 South Mission Road, Fallbrook. Contact person: Rick Garrett 626-665-4384. County Planner is Debra Frischer 858-495-5201. **Design Review Committee.** Community Input. Voting Item.

Rick Garrett presented the project. The restaurant site is now vacant. It is just north of the Village Market off South Mission. The proposed parking spaces exceed the County standard for such a facility. Parking area will be paved on the present dirt surface north of the restaurant site. Design Review had pointed out the requirement for landscaping, which is now shown on the plans. All details continued by the Committee have now been satisfied. Anne Burdick reported that the Design Review Committee had approved the project and moved to approve waiver for regulations for the restaurant and a suitable parking lot as presented.. Motion approved 10 to 0.

12. Request for a Waiver of B Community Design Review Special Area Regulation for temporary banners announcing Stage Coach Sunday, September 28. Banners to be displayed for 30 days prior to the event. One banner will be located at the fence at Los Jigueros Preserve (on South Mission). Contact: Wicker Gamble, President, Fallbrook Land Conservancy. County Planner: Debra Frisher, [debra.frischer@sdcounty.ca.gov](mailto:debra.frischer@sdcounty.ca.gov). **Design Review Committee.** Community Input. Voting item

The Design Review Committee reviewed this proposal for three banners. The largest, 3' x 30' will be at the Los Jilgueros Preserve. Smaller banners will be at the Land Conservancy's Bonsall Preserve and one at BP Batteries on East Mission. Tom Harrington moved to approve the requested waiver. His motion was approved unanimously.

13. Request for a Waiver of B Community Design Review Special Area Regulation for replacement sign at Major Market. Location: 845 S. Main, Fallbrook. Contact Tiffany Del Gato, [tiffany@westrnsigns.com](mailto:tiffany@westrnsigns.com). County Planner Debra Frischer, [debra.frischer@sdcounty.ca.gov](mailto:debra.frischer@sdcounty.ca.gov). **Design Review Committee.** Community Input. Voting Item.

Major Market now has a non-conforming rooftop sign. They withdrew their request.

14. Request for a Waiver of B Community Design Review Special Area Regulation. Temporary sign for Valley Oaks Mobile Home Park. Location: 3309 Reche Rd. Fallbrook. Contact: Susan Koga, [Valleyoakspark@yahoo.com](mailto:Valleyoakspark@yahoo.com). County Planner: Debra Frischer, [debra.frischer@sdcounty.ca.gov](mailto:debra.frischer@sdcounty.ca.gov). **Design Review Committee.** Community Input. Voting Item.

Design Review Committee reported that the manager of Valley Oaks Mobile Home Park has requested to install a 4' x 8' two-sided sign announcing availability of spaces to be installed near the entrance to the park. The park had lost half of their 212 mobile homes and experienced

extensive infrastructure damage in the wildfire of October, 2007. The infrastructure is now replaced and spaces are available for locating more mobile homes. The Committee voted approval for the temporary sign for an 18 month term, with renewal possible. Anne Burdick moved that the FCPG approve the B Designator regulation waiver and permit use of the sign for 18 months, with possibility of renewal. Her motion for waiver approval received unanimous acceptance.

Adjourned at 9:28 PM

Submitted by

Jim Bowen, secretary.

.cc	DPLU	Nick Tartaglia	
		Cheryl Jones	
		Stephanie Gaines	Item 3
		Curt Gonzales	Item 5
		Monica Bilodeau	Item 6
		Marisa Smith	Item 7
		Katie Hughes	Item 8
		Debra Frischer	Items 11, 12, 13, 14
DPW		Johnson	Item 4

Fallbrook Chamber of Commerce